



# FACT SHEET

## Brownfield Cleanup Program

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**Site Name:** Canandaigua Brownfield Site Redevelopment Project  
**DEC Site #:** C835025  
**Address:** 24-30, 130 and 158 Lakeshore Dr. and 25 Booth St.  
Canandaigua, NY 14424

Have questions?  
See  
"Who to Contact"  
Below

### Comments sought on Interim Remedial Measure Work Plan and Remedial Investigation Report

The New York State Department of Environmental Conservation (NYSDEC) is proposing an expedited cleanup for the Canandaigua Multi-Brownfield Site Redevelopment Project site ("site") located at 24-30, 130 and 158 Lakeshore Dr. and 25 Booth St., Canandaigua, Ontario County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information." NYSDEC is conducting a public comment period because this Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for this site and the Remedial Investigation Report provides the basis for the IRM.

#### How to Comment

NYSDEC is accepting written comments about the proposed IRM Work Plan and the Remedial Investigation Report for 45 days, from **April 25, 2014** through **June 9, 2014**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

#### Draft Interim Remedial Measure Work Plan

An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The draft IRM work plan describes the proposed cleanup which includes excavation of contaminated soil/fill in the following areas:

- To address petroleum contamination in soil and groundwater at a former gas station at 30 Lakeshore Drive, soil removal and application of an oxygen releasing compound to enhance soil and groundwater remediation is proposed;
- To address petroleum contamination near the former Kellogg's Motor Inn Unit #5 at 130 Lakeshore Dr., a limited soil removal is proposed; and
- To address pesticide exceedances around the former Nolan's restaurant at 130 Lakeshore Dr. and a low-level PCB exceedance at 25 Booth Street, limited soil removals are proposed.

In addition, in order to provide a one-foot elevation buffer above the Federal Emergency Management Agency flood plain and to mitigate the potential for contact with potentially contaminated soils, the site will be covered with two feet of clean soil and governed in perpetuity by a site management plan and an environmental easement as required by the restricted-residential use chosen by the developer under the Brownfield Cleanup Program.

### **Summary of the Investigation**

A limited 2012 phase II study showed historical fill at depth throughout the site with an ash layer (several inches to over four feet thick in places) present from roughly three to several feet below ground surface mainly in the western portion of the site. Construction and demolition debris is also very common in the fill which averages 6 to 8 feet thickness.

Arsenic and lead were detected in the ash layer; Arsenic exceeded its Restricted Residential-Soil Cleanup Objective of 16 ppm in 4 out of 15 subsurface samples and Lead exceeded its Restricted Residential-Soil Cleanup Objective of 400 ppm in 5 out of 15 samples. Petroleum contamination was also noted in places, mainly at a former gas station.

The subsequent 2013 Remedial Investigation (RI) Report was comprised of:

- Passive soil gas surveys in 10 areas, including deployment of 73 passive soil gas PSG modules;
- Surface soil sampling at 33 locations;
- Screening, logging and sampling of soil at 57 soil borings;
- Installation and development of 11 monitoring wells and development of five previously installed wells;
- Conducting two rounds of groundwater level measurements and groundwater sampling at 16 Site wells;
- Aquifer testing at four monitoring wells;
- Laboratory analysis of product, passive soil gas, soil and groundwater samples;

The RI confirmed and better defined the findings of the phase II investigation and showed two areas of petroleum contamination (30 and 130 Lakeshore Dr.) and scattered detections of metals, semi-volatile organic compounds, and a location with low-level PCBs. Groundwater showed very limited impacts; soils are the target of the proposed excavation IRM for the areas of concern (see the RI report for more details on the investigation and site history).

## Next Steps

NYSDEC will consider public comments, revise the IRM work plan as necessary, and approve the IRM work plan in consultation with New York State Department of Health (NYSDOH). The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented. Upon completion of the work, a Construction Completion Report will be prepared that documents the activities that were performed.

NYSDEC will keep the public informed throughout the cleanup of the site.

## Background

Site Location: The site is located along Lakeshore Drive directly across the street from the public beach, promenade, and picnic areas of Kershaw Park at the north end of Canandaigua Lake.

Site Features: The 15.5 acre site consists of seven contiguous parcels: 24, 26, 28, 30, 130, 158 Lakeshore Drive and 25 Booth Street which are now vacant.

Current Zoning: The site is zoned, Planned Unit Development (PUD) which includes residential and commercial uses.

Historical Uses: Previous uses have been residential (houses and two mobile house parks) and commercial (such as restaurants, motels, a coin-op laundromat, and two gas stations which served the adjacent recreation and tourist areas of Kershaw Park/beach and Roseland Amusement Park).

Site Geology and Hydrogeology: The site is relatively flat at an elevation of roughly 690 feet above sea level. Groundwater is encountered a few feet beneath the land surface and appears to be influenced locally by the water elevation of Canandaigua Lake located about 250 feet from the property boundary. As with many of the Finger Lakes, former wetlands at their northern ends were filled many decades ago for development. As a result, historical fill and unstable soils underlie this site and nearby properties located over filled wetlands. Beneath the fill are variable layers of sand/silt/clay with bedrock occurring up to 100 feet deep in places.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C835025>

**Brownfield Cleanup Program:** New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses.

A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

## FOR MORE INFORMATION

### Where to Find Information

Wood Library  
134 North Main Street  
Canandaigua, NY 14424  
phone: 585-394-1381  
Attn: Jenny Goodemote

### Who to Contact

Comments and questions are always welcome and should be directed as follows:

#### Project-Related Questions:

James Craft, Engineering Geologist  
NYS Department of Environmental Conservation  
Division of Environmental Remediation  
6274 East Avon-Lima Road  
Avon, NY 14414  
585-226-5352  
[jhcraft@gw.dec.state.ny.us](mailto:jhcraft@gw.dec.state.ny.us)

#### Site-Related Health Questions:

Julia Kenney, Public Health Specialist  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
Empire State Plaza, Corning Tower, Room 1787  
Albany, NY 12237  
(518) 402-7860  
[BEEI@health.state.ny.us](mailto:BEEI@health.state.ny.us)

**We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.**



### Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.

As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.





Canandaigua Multi-Brownfield Site Redevelopment Project

Figure 2  
Site Features

